

Approved
17 OCT 2011
EFN



MINUTES ARCHITECTURAL REVIEW BOARD

September 12, 2011

7:30 P.M.

City Hall, Council Chambers
Fredericksburg, Virginia

MEMBERS

Jamie Scully, Chair
Donna Chasen
J. Gordon Brown
Jon Van Zandt
Kerri Barile

MEMBERS ABSENT

Owen Lindauer, Vice Chair

CITY STAFF

Erik Nelson, Senior Planner
Sheree Waddy, Recording Secretary

Mr. Scully called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Mr. Scully determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Mr. Scully asked if there were any other changes to the agenda. There was none.

Ms. Chasen made a motion to accept the agenda as submitted. Mr. Van Zandt seconded. The motion carried unanimously.

REVIEW OF MINUTES

Mr. Scully asked if there were any changes to the August 8, 2011 meeting minutes.

Mr. Van Zandt made a motion to accept the minutes as submitted. Ms. Chasen seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Scully asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items.

No one indicated that they had engaged in ex parte discussions.

APPLICATIONS – REGULAR AGENDA

- 1. 1200 Prince Edward Street (Mike Degen) – Exterior alterations (CANCELLED)**
- 2. 1005 Sophia Street (JPI-Downtown Properties, LLC) – Exterior alterations and signs**

The applicant was represented by James Jarrell Jr.

There was no public comment.

Mr. Brown asked if the existing first floor deck would remain.

Mr. Jarrell said yes.

Mr. Brown asked the applicant if they intended to retain the ornate balustrade design.

Mr. Jarrell said yes. In addition, he said they would be adding windows on the first and second floors of the William Street side.

Dr. Barile said she agreed that a plain straight balustrade would be more compatible with the overall design.

Dr. Barile made a motion to grant a Certificate of Appropriateness with the condition that the iron balustrade be changed to a plain straight pattern. Mr. Brown seconded. The motion carried unanimously.

- 3. 803 Caroline Street (Thomas A. Rainey) – Exterior alterations**

The applicant was present.

There was no public comment.

Mr. Brown complimented the applicant on his choice of windows.

Mr. Brown said he found the proposed exterior alterations and signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Van Zandt seconded. The motion carried unanimously.

- 4. 720 Caroline Street (Thomas Mitchell) – Exterior alterations**

The applicant was represented by his property manager, Charity Owens.

There was no public comment.

Mr. Van Zandt asked which style of shutter would be installed.

Ms. Owens said that they liked both styles and would go along with the Board's suggestion.

Mr. Van Zandt suggested that the Colonial style would be more compatible with the overall design.

Mr. Brown agreed. He said that the shutters should be divided to match the window sash design.

Mr. Van Zandt said he found the proposed exterior alterations and signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that Colonial style shutters be used and that they be divided to match the window sash. Ms. Chasen seconded. The motion carried unanimously.

5. 301 Caroline Street (Charles Aquino) – Exterior alterations

The applicant, Charles Aquino, Architect, Richmond, Virginia, was present. He explained that the property owners want to construct the proposed addition to provide their quadriplegic daughter more independence and greater accessibility to the entire house.

There was no public comment.

Mr. Brown commented that the windows would be an overwhelming design feature. He asked what type of windows would be used.

Mr. Aquino said that they would use either Pella or Marvin double-hung simulated light windows with muntins on the interior and exterior.

Dr. Barile agreed that the window design was overwhelming, and added that the ratio of windows to wall appeared out of character with the neighborhood.

Mr. Aquino explained that he wanted to make the addition different from the screened porch. He said he also wanted to provide as much light as possible and still differentiate it from the screened porch. He said the addition would cover some existing windows and a hallway and all the windows in the proposed addition would allow light back into the area.

Dr. Barile stated that the design was jarring to the existing building because of all the glass.

Mr. Brown asked how much of the mature landscaping would remain.

Mr. Aquino said they planned to retain as much as possible and they would definitely replant anything that had to be removed to allow construction.

Mr. Scully complimented Mr. Aquino on the design.

Mr. Brown said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried 4-1, with Dr. Barile opposed.

6. 912-914 Caroline Street (Sale Family LLC) – Exterior alterations

The applicant was represented by Mike Hicks.

There was no public comment.

Mr. Van Zandt thanked the applicant for taking the steps to improve the façade.

Mr. Hicks thanked staff for their help throughout the process.

Ms. Chasen said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Van Zandt seconded. The motion carried unanimously.

7. 916-918 Caroline Street (Sale Family LLC) – Exterior alterations

The applicant was represented by Mike Hicks.

There was no public comment.

Dr. Barile asked if the linear decorative architectural elements on the corners would remain.

Mr. Hicks said yes.

Dr. Barile said that on the drawings it appeared the sign brackets would be attached to the corner details. She suggested that the brackets be moved off that architectural element because it was a key defining feature of the building.

Deneen Brannock, designer, Frazier and Associates, said the projecting sign would not be needed. She said the new sign board and signage on the awning would be sufficient.

Mr. Hicks said they were not married to the projecting sign.

Ms. Chasen clarified that the only signage would be on the sign board and awning and that the bracket sign would be deleted.

Ms. Brannock said yes.

Mr. Van Zandt said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that the bracket signs be eliminated. Ms. Chasen seconded. The motion carried unanimously.

8A. 1013 Caroline Street (B.T. Pitts Estate) – Exterior alterations

The applicant was not present. The application was represented by Ms. Brannock of Frazier Associates.

There was no public comment.

Mr. Van Zandt asked if the new cornice work under the windows would be based on the existing cornice work.

Ms. Brannock said yes. She said they developed a very simple stylized design that would be very similar to the existing cornice work.

Dr. Barile clarified that the brick under the windows would be painted.

Ms. Brannock said yes.

Mr. Van Zandt said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Dr. Barile seconded. The motion carried unanimously.

8B. 1015 Caroline Street (B.T. Pitts Estate) – Exterior alterations

The applicant was not present. The application was represented by Ms. Brannock of Frazier Associates. She said that the applicant had decided to retain the existing entry door.

There was no public comment.

Dr. Barile asked if the light cans hanging in front would remain.

Ms. Brannock said they would be retained.

Dr. Barile said that recessed lights would be more compatible with the renovations.

Dr. Barile made a motion to grant a Certificate of Appropriateness, with the recommendation to recess the hanging can lights so they will be more compatible with the renovation. Mr. Brown seconded. The motion carried unanimously.

9. 822 Caroline Street (Dorothy McGinnis) – Exterior alterations

The applicant, Dorothy McGinnis, was present. The application was represented by Ms. Brannock of Frazier Associates.

There was no public comment.

Mr. Brown asked what material would be used for the new cornice.

Ms. Brannock said it would be wood and similar to the small cornice over the doorway.

Mr. Van Zandt said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

10. 422 William Street (Teresa Bonilla) – Exterior alterations

The application was represented by Ms. Brannock of Frazier Associates.

There was no public comment.

Mr. Brown asked how far out the window boxes would extend.

Ms. Brannock said approximately 12-15 inches.

Mr. Brown commented that it appeared the boxes would be about five feet off the ground which could be a safety issue.

Dr. Barile asked if a decision had been made on the material and design of the shutters.

Ms. Brannock said the shutters would be a divided wood louvered design.

Ms. Chasen asked if the shutters would have the appropriate hardware.

Ms. Brannock said yes.

Mr. Brown asked if the chimneys would be replaced.

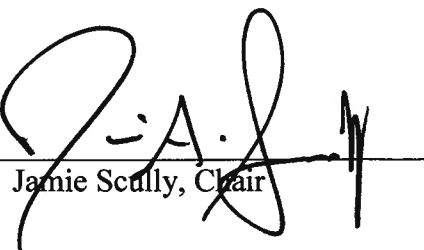
Mr. Nelson said he would follow up with applicant about the chimneys.

Mr. Van Zandt said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

Other Business

1. Transmittal of Planning Commission agenda – Mr. Nelson said that there was nothing on the agenda that related to the Historic District.

The meeting adjourned at 8:49 p.m.



Jamie Scully, Chair